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Agricultural Land Values and Markets

Outlook and Situation Report

CONTENTS

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Note: Basic data contained in this report were obtained from two main sources. Index numbers of average value per acre as of April 1 are based on estimates provided by a sample of farmers throughout the United States. Information on a limited number of farm sales is provided by an annual survey of real estate brokers and appraisers, county officials, farmers, and farm lenders, including Federal Land Banks, the Farmers Home Administration (FmHA), PCA's, and local bankers. The assistance of respondents to both surveys is gratefully acknowledged.

Approved by the World Agricultural Outlook Board. Summary released July 16, 1985. ERS Outlook and Situation reports may be accessed electronically through the USDA EDI system. Contact Martin Marietta Data Systems, (301) 982–6662, for details. Summaries and full reports, including tables, are provided by the system.

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SUMMARY

FARMLAND VALUES DOWN SHARPLY

Farmland values declined 12 percent from April 1984 to April 1985, to their lowest level since 1979. The drop was the largest since the early 1930's, when values fell 17 percent in 1932 and 19 percent in 1933. During the past year, the largest declines occurred in the Corn Belt, Lake States, and the Northern Plains, which incurred losses of 20 percent or more. Values have declined 40 percent or more from their peak levels in Nebraska, Iowa, Illinois, Indiana, and Ohio. Real values have declined even further.

The 12-percent drop in the index of values, plus the 4-percent rise in the Consumer Price Index, implies a 16-percent fall in real value of U.S. farmland since 1984. Values may decline further this year because of expectations of low farm income, continued financial stress for many farmers, and the large acreage of unsold farmland on the market.

The U.S. average value as of April 1985 was $679 an acre. The average includes a wide variety of productivity and use classes of land, from semi-arid rangeland to irrigated land producing high-value specialty crops. State average values ranged from $163 an acre in New Mexico to $3,525 in New Jersey.

Cash rents for whole farms dropped in most States, but not as much as the decrease in land values. Rents for cropland also were lower, declining in 23 of the 28 States reporting. Cropland rents ranged from $110 per acre in Illinois to $21 for dry cropland in Texas. Pasture rents declined less than rents on whole farms and cropland, and were higher than last year in 9 of the 22 States reporting. Rent-to-value ratios increased in most States. Competition among renters wishing to expand or maintain the size of their operations may account for the stability of rents relative to values.

Farmers continued to dominate the market for farmland. Most sellers were either active or retired farmers. Nonfarmers were involved in only 20 percent of all sales reported. More than three-fifths of the buyers were farmers who already owned some farmland. One-fourth were nonfarmers, about the same proportion as in the past 3 years. Nonfarmers accounted for a higher proportion of the buyers in the Appalachian, Southeast, and Delta regions. Prices paid per acre averaged 25 percent lower in 1985 than in 1984 on all reported sales.

Credit was used in 82 percent of land sales in 1985, compared with 90 percent or more during the peak value years of 1979-81. Sellers provided the highest porportion of credit, about one-third of the total. Sellers in the Mountain States provided the largest share of credit of any region. The ratio of debt to purchase price, which has changed little in the past 10 years, was 76 percent.

OUTLOOK

Last year's 1-percent decrease in land values provided some foundation for the view that values were stabilizing. By the end of 1984, however, it was becoming clear that values were dropping further. The decline appears to have intensified since January, particularly in the Midwest. As of April 1, the index of U.S. land values had fallen to 128, down 12 percent from last year's 146 (table 1).

Several factors accounted for the decrease, one of which was the declining market itself. Unlike the 1970's, when buyers grew accustomed to counting on capital gains in evaluating land purchases, there was no short-run expectation of capital gain. Consequently, farm income, current and projected, became the deciding factor for most prospective buyers. As farm income fell, buyers became more cautious. The lower level of asset values provided a smaller base against which owners of land could borrow. Lenders became more concerned with the ability of some borrowers to repay existing loans and continue farming. Financial stress forced more than the usual number of farmers to sell out or be forced out through bankruptcy, placing more land onto a falling market. High interest costs also contributed to the fall in values.

Most of the forces that caused the 12-percent decline are still present and are expected to continue through 1985. Prospects for farm income are poor, primarily because of large stocks of commodities, surplus production capacity, and competition for export markets. Although interest costs may decline with lower farm debt and reduced interest rates, production costs will remain relatively high. Off-farm income of farmers is expected to be higher in 1985, which could strengthen the land market. However, financial stress probably will continue for many farmers. While the number of foreclosures and forced exits from agriculture was less than expected earlier in the year, the problem may have been merely postponed due to lender forbearance, and may reappear. The number and acreage of farms held by lenders who have foreclosed have increased. If these farms are put on the market, further declines in value appear inevitable. Uncertainty over farm legislation is a further depressing factor in the land market. Reductions in price support levels would reduce farm income and further depress land values, especially on grain and dairy farms.

Buyer confidence is an important factor in a changing market. As values decline, a point will be reached where prospective buyers believe they can pay for additional land from the income it will generate, and they will become active in the market. Cash rent, an indicator of the income-generating power of land, decreased less than values from 1984 to 1985, making land a better investment for landlords than it was a year ago. In Iowa, for example, rent on cropland dropped 12 per cent while value dropped 29 per cent.

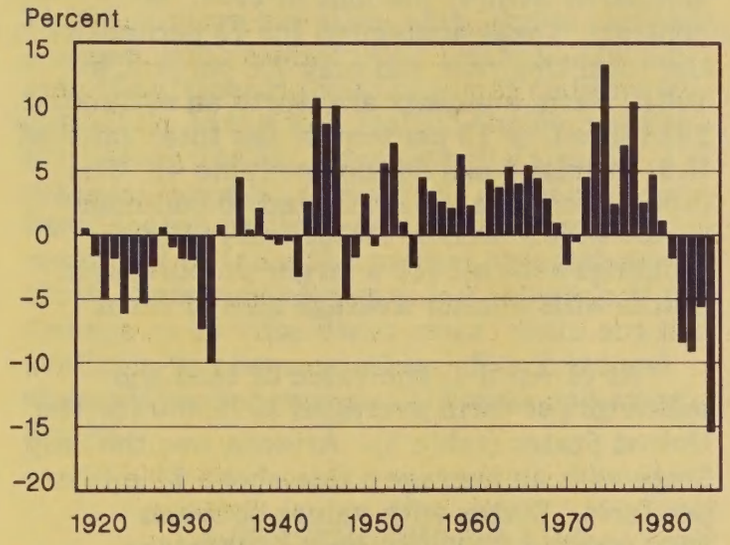
If cash rents remain high, more nonfarm buyers may invest in farmland, helping to stabilize values. Thus, while value may decline further during 1985, the decrease is likely to be less than last year's. Expectations of change vary by States and regions and by types of farms. Lower values are expected over much of the nation, particularly in areas where cash grain is the major type of farming and in specialized areas such as vineyards in California. Some optimism has been expressed in the Northeast and in south Florida. However, these are areas where potential nonfarm uses affect the value of agricultural land.

MARKET DEVELOPMENTS

Farmland values dropped 12 percent from April 1984 to April 1985, according to recent USDA surveys (table 1). The 1985 index of U.S. value was 128, down from 146 in 1984, and real value declined even more. The 4-percent increase in the Consumer Price Index coupled with the 12-percent decrease in nominal value, implies a 16-percent fall in real value (figures 1 & 2). The decline affected all of the 48 contiguous States except the six New England States, New Jersey, and Texas (figure 3). Losses were largest in the Corn Belt, Lake States, and Northern Plains, where values decreased 20 percent or more in all States except Wisconsin, Michigan, and North Dakota. Iowa and Nebraska suffered the largest losses. Iowa values fell 29 percent, after dropping 11 percent last year, while the Nebraska decline was 28 percent, following a 12-percent loss in 1984. Values have fallen more than 40 percent since 1981 in Illinois,

Figure 1

Change in Real Value per Acre From Previous Year



Reported as of March 1, 1920–75, February 1, 1976–81, and April 1, 1982 to date. Excludes Alaska and Hawaii. The indexes of real farmland value have been computed by dividing the nominal land value indexes by the Consumer Price Index.

Figure 2

Index of Real Value Per Acre of U.S. Farmland

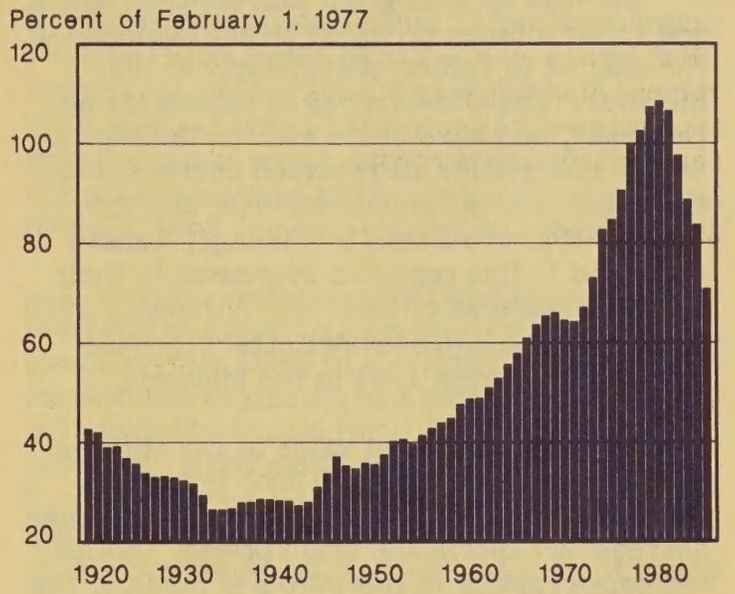
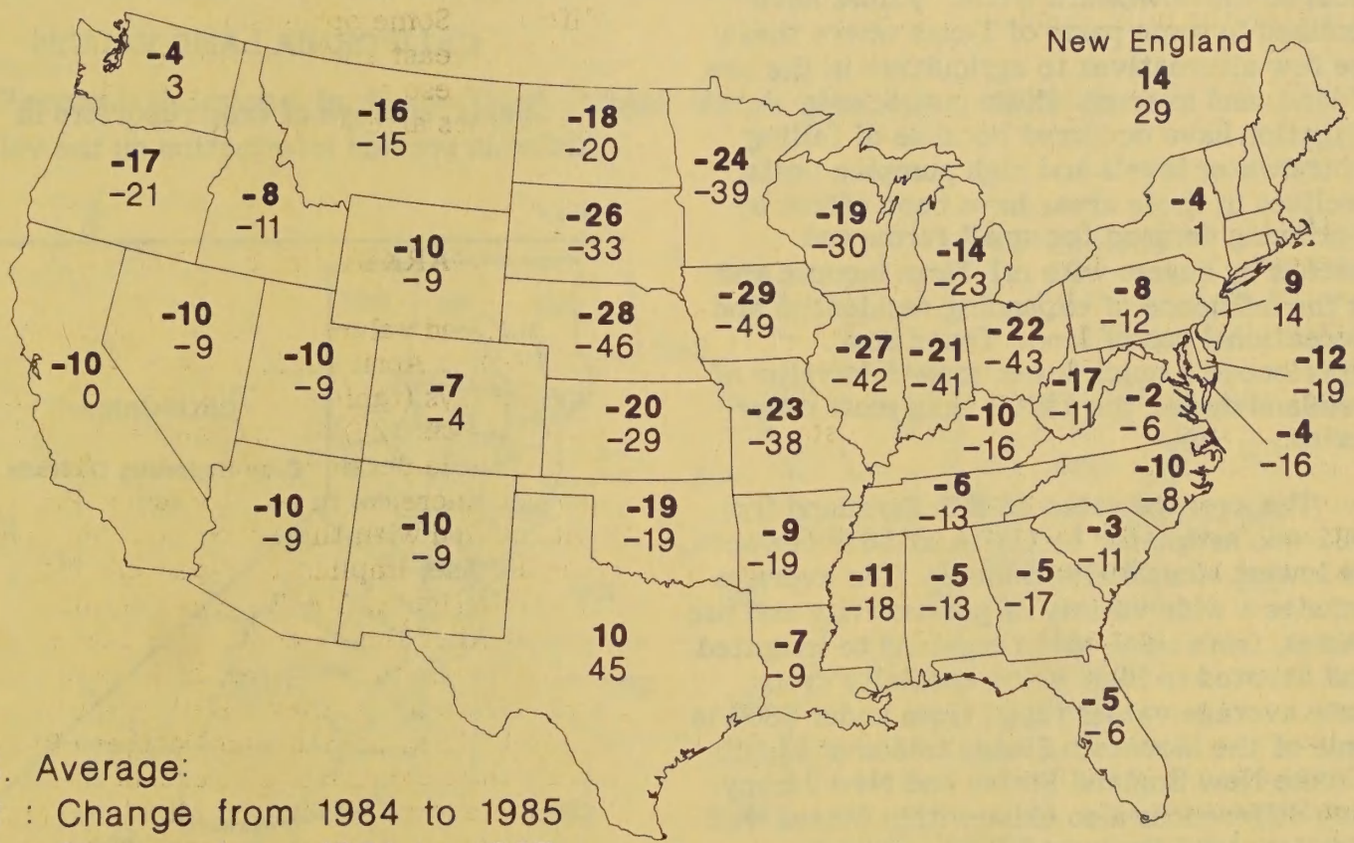


Figure 3

Change in Average Value of Farm Real Estate per Acre, 1984-85 and 1981-85



Based on index of average value per acre, 1977=100.

Indiana, and Ohio, as well as Iowa and Nebraska.

Surveys by land grant universities, banks, and other sources provide further evidence of the decline in values, particularly in the Midwest. The Universities of Minnesota and Nebraska, and Iowa State and North Dakota State Universities all reported decreases in their most recent annual surveys, and the Federal Reserve Banks of Chicago, Kansas City, and Dallas reported decreases in their quarterly surveys of bankers. A January 1985 survey by Landowner Newsletter reported large losses during 1984 in the Midwest.

The large losses in value in the Midwest can be associated with the drop in farm income on cash grain farms that accompanied decreasing exports and grain prices. Values increased rapidly in the 1970's in much of the Midwest as grain prices rose, indicating a close relationship between grain prices and land values in this area. The continuing increase in value in Texas stands out, since it is the only State outside the Northeast that escaped the downward trend. Values have declined in some parts of Texas where there are few alternatives to agriculture in the use of land, and in areas where cutbacks in irrigation have occurred because of falling groundwater levels and high pumping costs. Declines in these areas have been offset by continuing demand for small farms and ranches by buyers with off-farm income and by the influence of expanding residential and recreational use of land. Texas also experienced a much lower growth in value of farmland during the 1970's than most other States.

The average value of U.S. farmland for 1985 was estimated by USDA at $679 per acre, the lowest since 1979 (table 2). The average includes a wide variety of productivity and use classes, from semi-arid rangeland to irrigated land devoted to high-value specialty crops. State average values range from under $300 in some of the Mountain States to above $3,000 in some New England States and New Jersey. Wide differences also exist within States that have potential for nonagricultural use.

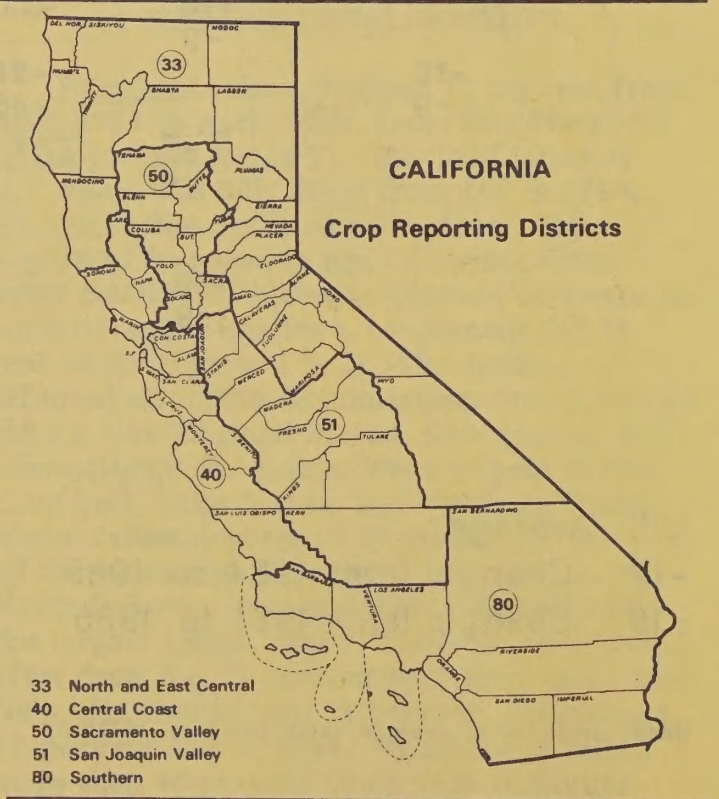
Total value of land and buildings for the United States was estimated at $689 billion, down from $794 billion in 1984 and $843 billion in 1981 (table 3). The Corn Belt, Lake States, and Northern Plains, which have sustained the largest losses in the past 4 years, now account for about 37 percent of the U.S. total, compared with 47 percent in 1981. In contrast, Texas accounted for 13 percent of the total this year and only 7.6 percent in 1981. Farm buildings are worth an estimated $91 billion, or 13 percent of the total value of U.S. farmland and buildings (Table 4). The proportion of value attributed to buildings varies widely among States and regions. Buildings account for a larger proportion in States with smaller average size of farm.

As of April 1, the value of land and buildings per farm averaged $296,400 for the United States (table 5). Arizona was the only State with an average value above $1 million per farm. States with values between $500,000 and $800,000 include Montana, Wyoming, Colorado, New Mexico, Nevada and California. During the peak year of 1981, Illinois, Iowa, Nebraska and Florida farms were valued at more than $500,000, but they are now well below the half-million dollar level.

CALIFORNIA LAND VALUES

Special surveys of crop reporters in California provide information on the value of

Figure 4



land in orchards, vineyards, and groves. Values dropped on most land in these uses in all areas where they were reported (table 6). In the Sacramento Valley, values were down $1,000 or more per acre, with land in almonds, peaches, and prunes falling below $5,000 per acre (See figure 4 for location of California districts). In the San Joaquin Valley, values were lower for all crops except Valencia oranges. Land in citrus fruits appears to have fared better, while values of vineyard lands continued to fall. The market strength for citrus lands may be due to last winter's freeze damage to Florida citrus crops. Data are not available to compare values of orchard and vineyard lands between California and other States.

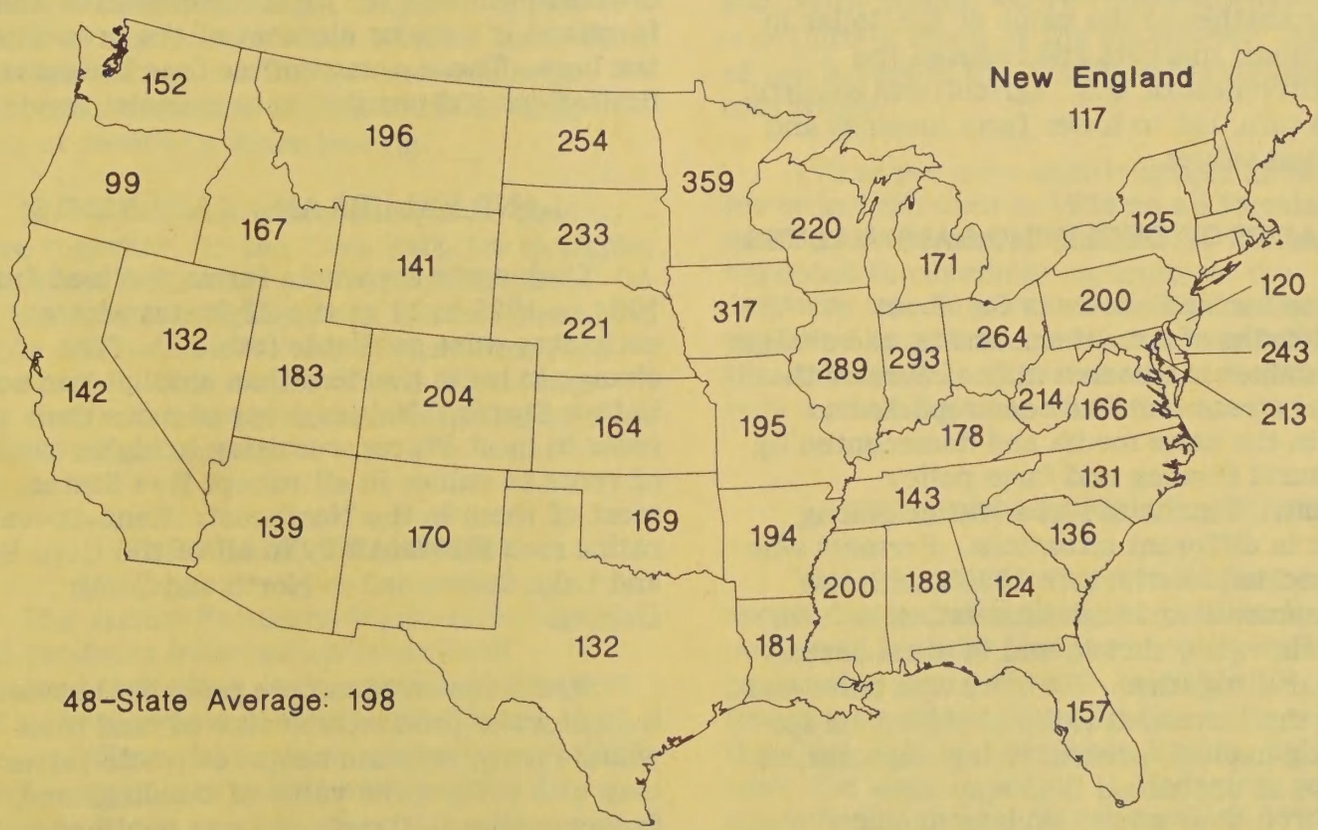
A PERSPECTIVE ON THE 1984–85 CHANGE IN VALUES

This year's decline in farmland values must be considered in the perspective of long and short-term trends. The 12-percent drop was exceeded in 1932 and 1933, when values dropped 17 and 19 percent, respectively. However, the declines of 1932 and 1933 followed a long period of falling prices during the 1920's. From 1912, when USDA began keeping records on value, to 1920, values increased every year, rising 22 per cent from 1919 to 1920. From 1920 to 1931, values fell 40 percent and by 1932, were only half their peak level. After 1933, values followed a steady upward trend, interrupted only by minor decreases in 1939, 1950, and 1954. That upward trend accelerated during the 1970's.

In 1973, cash receipts from farm marketings jumped 42 percent following massive grain sales to the Russians. This marked the beginning of a period of rapidly rising world demand for U.S. agricultural products. Land earnings increased dramatically as substantial acreages of previously idled cropland were brought into production. Buoyed by large amounts of liquid reserves, farmers began bidding up the price of land as they sought to expand their operations. The boom in land prices was aided by the widespread availability of capital at low nominal interest rates. In addition, the high rates of inflation that marked the mid-

Figure 5

Percent Increase in Farm Real Estate Value per Acre, 1973-81



Based on index of values, 1977=100.

and late 1970's created strong demands for land as a hedge aginst inflation and as a tax shelter. Finally, a changing farm policy environment worked to reinforce demand for farmland as rising loan rates for farm commodities during the second half of the 1970's substantially reduced the risk involved in agricultural production.

The inflation of land values was not uniform across the Nation. The U.S. average value per acre increased 198 percent from 1973-81, but State average increases ranged from 97 percent in Oregon to 359 percent in Minnesota (figure 5). In general, increases were largest in the Midwest and smallest in the Northeast, South, and West.

The expectation of continually rising land prices that fueled the boom in land values in the 1970's changed dramatically in the early 1980's. Perhaps the most important factor was the monetary and other macroeconomic policy changes that led to a sharp reversal in inflation rates, and a substantial rise in nominal and real interest rates. Prices of fixed assets, such as land, are normally sensitive to real interest rates. Given expectations of stable or only slowly changing land earnings, a rise in interest rates can be expected to create downward pressures on land prices. In addition, high U.S. interest rates strengthened the value of the dollar in international markets and reduced the competitiveness of U.S. agricultural exports. This, in turn, led to lower farm incomes and lower land values.

IMPACTS OF DECLINING LAND VALUES

Because land accounts for about three-fourths of total farm assets, the decline in land values has been a major cause of the financial stress that has been reported so widely in the news media and documented by agricultural finance and farm policy specialists. Financial stress varies among farmers in different situations. Farmers who purchased land in the late 1970's with low down payments and high interest rates have seen their equity shrink, and in some cases, disappear altogether. Farmers who borrowed against the increased value of their land for operating capital, general living expenses, or purchase of additional land may have endangered their equity on land acquired in earlier years.

The deteriorating financial situation of farmers is shown in an April 1985 study indicating an increase in farms classified as technically insolvent (i.e. with debt-asset ratios above 100 percent), as having extreme financial problems (debt-asset ratios of 70-100 percent) and having serious financial problems (debt-asset ratios of 40-70 percent). The study also showed a decrease in farms with no apparent financial problems. Farm foreclosures continue to rise, although not to the extent predicted earlier in the year. Programs such as the Farmers Home Administration debt adjustment program and expanded operating loan program may have prevented more serious foreclosure problems.

The decline in farmland values has seriously affected farm related businesses, including input suppliers and farm lenders, and rural communities. The failure rate of commercial banks has risen and a higher proportion of failed banks or problem banks are those classified as agricultural. The Farm Credit System has been under stress as some Production Credit Associations have failed and Federal Land Bank Associations are faced with a growing volume of problem loans. Input suppliers also have suffered losses as some farmers have been unable to pay for goods purchased on credit. Lower land values have created problems for rural communities where farmland is a major element of the property tax base. These communities face budgetary limitations and possible cuts in social services.

LAND VALUES AND CASH RENTS

Cash rents for whole farms declined from 1984 to 1985 in 11 of the 22 States where estimates were available (table 7). (The change in rents was less than a dollar per acre in four States.) Values dropped more than rents in most States, resulting in higher ratios of rents to values in all except five States, most of them in the Northeast. Rent-to-value ratios rose substantially in all of the Corn Belt and Lake States and in North and South Dakota.

Rents for cropland are probably better indicators of productive value of land than whole farms, because rents for whole farms may also reflect the value of buildings and farm dwellings. Cropland rents declined in 23 of the 28 States reporting (table 8). Some of

the largest declines occurred in Iowa and Nebraska, the States with the greatest drop in land values. Iowa rents fell 12 percent, from $117 in 1984 to $103, compared with the 29-percent decrease in land value. In Nebraska, irrigated cropland rented for $114 in 1984 and $92 in 1985, and dry cropland for $57 and $47. These decreases of 20 percent and 18 percent are considerably less than the 28-percent fall in land values. The trend in pasture rents was not as well defined as in cropland. Rents for pasture increased in 9 of 22 States (table 9).

The general decline in cash rents is related to the declining value of land. But the fact that rents dropped less than values indicates there is considerable competition among farm operators for rented land. Some operators who are unable to finance the purchase of land or unwilling to take the risk of buying while values are dropping are still interested in maintaining or expanding their acreage to better utilize labor and machinery. Changes in cash rent generally require negotiation between landlord and tenant. It appears that tenants have been able to negotiate lower rents as their income has declined. There is also some evidence that the practice of cash renting increased during the 1970's as landlords sought to gain a higher return on the market value of their land. Now that values have declined, some landlords apparently are more willing to lower cash rents or revert to share leasing.

In the long run, rents and values tend to move together. In the Corn Belt, for example, values and rents rose gradually during 1950–74 but the relationship between the two remained stable. Between 1974 and 1981, values rose more rapidly than rents. There is evidence that the rents and values are returning to their pre–1974 relationship.

FARMLAND TRANSFERS

The annual Farmland Markets Survey by ERS produces information on sales of farmland, including characteristics of buyers and sellers, expected land use following the sale, and financial aspects of the transaction. Many respondents to the survey noted a decrease in the number of actual sales, even though the acreage of land for sale increased. The number of sales reported in this year's survey was the lowest since 1981, and in some cases auction sales were cancelled because sellers refused to accept bids that were lower than they expected.

Most sellers were active, retiring, or retired farmers. They accounted for 26, 21 and 12 percent of all reported sales. Estates were involved in 21 per cent and nonfarmers in 20 percent of sales. These percentages have been fairly stable over the years and apparently were not affected by declining land values.

Nearly three–fifths of the acres sold were farmed by the owners prior to the sale. Tenants operated 29 percent of the acreage--down from 33 percent last year and 34 percent in 1983--and hired managers, 8 percent. Rented land accounted for 38 percent of the total value of land sold.

Farmers who already own some land comprised 63 percent of all purchasers in the survey, and tenant operators made up 12 per cent (table 10). About one–fourth of the buyers were nonfarmers. The proportion of nonfarm buyers has stayed the same for the past 3 years. Regionally, nonfarm buyers were most important in the Appalachian, Southeast, and Delta States, where they accounted for one–third or more of the purchases. Only one of ten buyers in the Northern Plains was a nonfarmer.

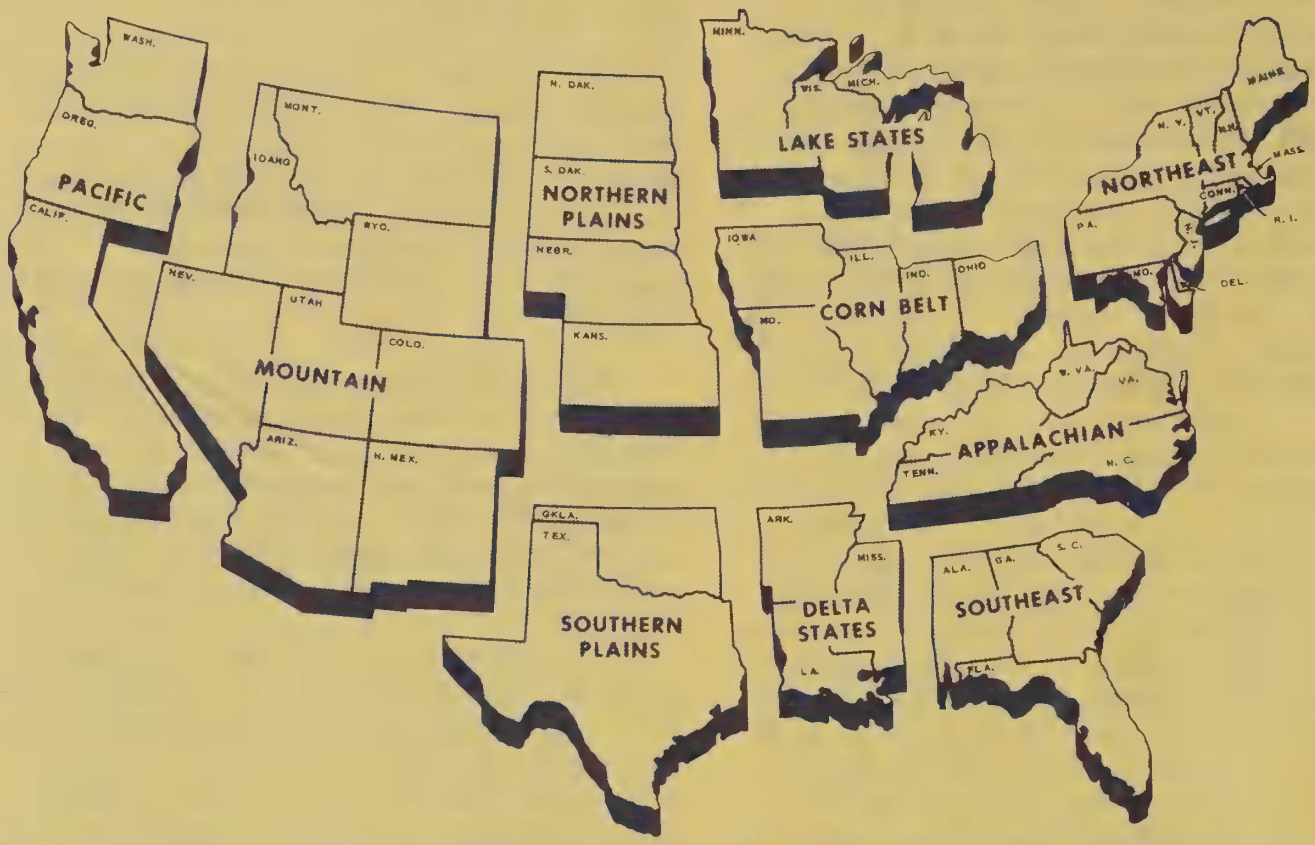
Prices per acre sold averaged 25 per cent lower in 1985 than in 1984 on all farmland covered in the survey (table 11). For land expected to remain in agriculture, the decrease was 24 percent. Prices of land expected to go into other uses also fell, but the amount of land in these uses constituted only a small fraction of all sales.

FINANCING LAND TRANSFERS

The proportion of land sales financed with credit dropped slightly to 82 percent in 1985, compared with 90 percent or more during the peak value years of 1979–81 (table 12). The lowest proportion of credit financing was in the Corn Belt and Northern Plains. Sellers were the leading source of financing, providing one–third of the credit extended in 1985 (table 13). Federal Land Banks accounted for 31 percent, and others, including the Farmers

Figure 6

FARM PRODUCTION REGIONS



Home Administration, financed 20 percent. Sources of financing varied considerably among regions. Sellers accounted for only 22 percent of credit extended for sales in the Southeast and 50 percent in the Mountain States. Commercial banks provided only 7 percent in the Pacific States and 25 percent in the Appalachian region. The ratio of debt to purchase price was 76 percent (table 14). It has stayed between 76 and 79 percent since 1975. The Delta States had the highest debt–to–purchase price ratio, 87, and the Pacific region was lowest at 69 percent.

APPENDIX

The Department of Agriculture began collecting data on farmland values in 1912, and information on values has been published at least annually since the mid–1920's. Currently, ERS publishes annual estimates of value in the form of an index number of values per acre and a dollar per acre value. The main source of data for the index number is an annual survey of farmers. Prior to 1985, questions on farmland values were included in the crop production surveys conducted by the Statistical Reporting Service (SRS). A new annual survey of a stratified random sample of farmers was begun by ERS in 1984 and continued in 1985, and farmland value questions were dropped from the SRS surveys. Farmers are asked to estimate the value of cropland, pasture, and woodland in their localities. In States where irrigation is important, a question on value of irrigated land is added. Farmer estimates are summarized by crop reporting districts for each land use in the district. District averages are combined for a State average and the State averages are aggregated to an average for the 48 contiguous States. The State and national average values are compared with value for the previous year to determine the percentage change in value and the index of value. The current base year for the index is 1977.

Dollar values of farmland are based on the U.S. Census of Agriculture. The census asks farmers to estimate the market value of the farms they operate, as well as the number

of acres operated. Average values per acre by county and State are estimated from these data. Since census data are not available every year, dollar values from the most recent census are projected on the basis of the change in the index of farmland values. Dollar values are revised periodically as new census data become available. In this year's report, values from 1980–84 were revised for consistency with the 1982 census. In some States, particularly those where values were dropping rapidly after 1981, the revisions result in substantial changes in value per acre, and these changes affect the total value of land and buildings and the average value of land and buildings per farm.

Information on farmland transfers is obtained from a survey of realtors, lenders, appraisers, farm managers and others involved in the land market. Respondents to this survey are asked to report information on recent sales of land in their area, including financial aspects of the sale, characteristics of buyers and sellers, and expected use of the land. Data from this survey are summarized by region.

ERS is testing a method of obtaining more current information on land values from small panels of reporters. These panels would provide estimates of changes in value of land in agricultural uses, including cropland, pasture or range and woodland, and also estimates of changes expected in the next quarter. Panels have been developed in the Northeast, Midwest, and Pacific Northwest under cooperative research agreements with land grant universities. Similar panels are proposed for the Southwest and Southeast.

LIST OF TABLES

Table 1--Farm real estate values: Indexes of the average value per acre of land and buildings, by State, grouped by farm production region, Feb. 1, 1977-1981; and April 1, 1982-85 1/

State	1978	1979	1980	1981	1982	1983	1984	1985	Percent change 1984-85
				1977 = 100					
Northeast									
Maine 2/	110	126	135	143	149	152	162	185	14
New Hampshire 2/	110	126	135	143	149	152	162	185	14
Vermont 2/	110	126	135	143	149	152	162	185	14
Massachusetts 2/	110	126	135	143	149	152	162	185	14
Rhode Island 2/	110	126	135	143	149	152	162	185	14
Connecticut 2/	110	126	135	143	149	152	162	185	14
New York	102	113	119	126	132	129	133	128	- 4
New Jersey	103	111	120	123	128	125	129	141	9
Pennsylvania	112	127	140	144	133	128	138	127	- 8
Delaware	112	129	151	158	143	143	146	128	-12
Maryland	117	133	166	188	178	160	165	158	- 4
Lake States									
Michigan	112	124	138	157	152	141	141	121	-14
Wisconsin	118	139	159	179	174	165	155	126	-19
Minnesota	112	131	154	179	174	155	144	109	-24
Corn Belt									
Ohio	113	138	156	160	137	121	116	90	-22
Indiana	112	130	150	161	140	122	121	96	-21
Illinois	110	125	135	144	131	117	115	84	-27
Iowa	104	119	139	150	139	121	108	77	-29
Missouri	115	127	154	165	153	133	133	102	-23
Northern Plains									
North Dakota	106	119	136	145	149	142	142	116	-18
South Dakota	117	132	141	150	150	140	136	101	-26
Nebraska	96	120	137	151	143	129	114	82	-28
Kansas	101	117	134	137	136	126	122	98	-20
Appalachian									
Virginia	108	128	139	149	143	144	143	140	- 2
West Virginia	102	126	150	160	177	177	172	143	-17
North Carolina	103	122	141	155	149	150	158	142	-10
Kentucky	113	133	147	153	154	149	143	129	-10
Tennessee	112	122	136	146	138	131	135	127	- 6
Southeast									
South Carolina	102	114	130	137	136	128	125	121	- 3
Georgia	111	118	132	139	128	124	122	116	- 5
Florida 3/	108	120	141	157	149	152	155	147	- 5
Alabama	105	120	149	176	174	165	162	154	- 5
Delta States									
Mississippi	115	129	156	198	189	174	183	163	-11
Arkansas	110	137	163	188	196	174	167	152	- 9
Louisiana	115	132	169	200	199	195	195	181	- 7
Southern Plains									
Oklahoma	110	121	143	156	164	156	156	126	-19
Texas	111	124	144	158	185	191	208	229	10
Mountain States									
Montana	111	121	142	148	157	146	149	125	-16
Idaho	108	117	134	144	151	140	140	129	- 8
Wyoming 5/	104	118	126	135	140	133	136	122	-10
Colorado	107	126	147	161	164	161	166	154	- 7
New Mexico 4,5/	104	126	166	178	185	176	180	162	-10
Arizona 4,5/	104	126	167	179	186	177	181	163	-10
Utah 4,5/	106	127	169	181	188	179	183	165	-10
Nevada 4,5/	111	134	178	190	198	188	192	173	-10
Pacific States									
Washington	107	118	124	146	152	152	157	151	- 4
Oregon	109	120	132	144	145	138	137	114	-17
California	113	138	166	201	221	223	223	201	-10
48 States	109	125	145	158	157	148	146	128	-12

1/These indexes are based on USDA surveys. For some years, they show changes that differ from those shown by the dollar values in Table 2. 2/ Indexes for 1978-84 were estimated by combining survey data to obtain an average rate of change for these 6 New England States. 3/ Indexes for 1978-82 were estimated using the average of the percentage changes in the Georgia and Alabama indexes. 4/ Indexes for 1979-80 were estimated by combining survey data to obtain an average rate of change for these 4 Mountain States. 5/ Indexes for 1981-1985 were estimated using the average of the percentage changes in the Montana, Idaho, and Colorado indexes.

Table 2--Farm real estate values: Average value per acre of land and buildings, by State, grouped by farm production region, Feb. 1, 1977-81; and April 1, 1982-85 1/

State	1977	1978	1979	1980	1981	1982	1983	1984	1985
					Dollars				
Northeast									
Maine	414	464	538	594	642	680	708	750	856
New Hampshire	696	787	919	1,004	1,078	1,136	1,174	1,244	1,419
Vermont	533	584	660	721	774	815	842	893	1,017
Massachusetts	1,138	1,261	1,443	1,608	1,752	1,874	1,963	2,081	2,372
Rhode Island	1,821	2,045	2,370	2,523	2,646	2,729	2,760	2,926	3,335
Connecticut	1,780	1,960	2,227	2,387	2,517	2,610	2,655	2,814	3,208
New York	587	600	670	720	773	821	817	842	808
New Jersey	2,211	2,386	2,701	2,947	3,040	3,181	3,140	3,234	3,525
Pennsylvania	994	1,115	1,273	1,464	1,568	1,513	1,520	1,642	1,510
Delaware	1,250	1,350	1,500	1,798	1,928	1,787	1,829	1,866	1,642
Maryland	1,353	1,579	1,800	2,238	2,530	2,376	2,121	2,185	2,097
Lake States									
Michigan	778	877	975	1,111	1,289	1,278	1,223	1,223	1,052
Wisconsin	598	718	856	1,004	1,152	1,144	1,113	1,046	847
Minnesota	672	761	901	1,086	1,281	1,272	1,165	1,083	823
Corn Belt									
Ohio	1,099	1,224	1,483	1,730	1,831	1,629	1,504	1,444	1,126
Indiana	1,188	1,357	1,589	1,863	2,031	1,804	1,610	1,594	1,259
Illinois	1,458	1,625	1,858	2,041	2,188	2,023	1,837	1,800	1,314
Iowa	1,259	1,331	1,550	1,840	1,999	1,889	1,684	1,499	1,064
Missouri	548	641	726	902	990	945	856	856	659
Northern Plains									
North Dakota	274	300	347	405	436	455	439	439	360
South Dakota	194	227	256	292	329	349	348	338	250
Nebraska	420	412	525	635	729	730	701	617	444
Kansas	398	418	501	587	619	628	601	583	466
Appalachian									
Virginia	701	774	930	1,028	1,118	1,096	1,125	1,114	1,091
West Virginia	430	459	592	669	681	723	688	667	554
North Carolina	759	830	1,051	1,219	1,340	1,297	1,314	1,380	1,242
Kentucky	619	715	861	976	1,033	1,058	1,049	1,007	906
Tennessee	618	736	860	976	1,070	1,040	1,014	1,044	982
Southeast									
South Carolina	600	653	773	900	972	980	946	927	899
Georgia	581	685	777	896	971	926	929	910	865
Florida	861	981	1,149	1,381	1,565	1,518	1,576	1,608	1,527
Alabama	477	527	639	780	910	885	826	809	769
Delta States									
Mississippi	461	567	681	819	1,034	981	894	939	835
Arkansas	542	606	770	918	1,056	1,096	972	933	849
Louisiana	665	818	1,001	1,256	1,454	1,414	1,351	1,351	1,256
Southern Plains									
Oklahoma	394	450	512	614	681	725	699	699	566
Texas	299	337	386	436	468	539	544	593	652
Mountain States									
Montana	157	176	196	235	251	271	259	264	222
Idaho	454	515	585	698	774	839	814	814	749
Wyoming	110	121	144	161	180	193	193	197	177
Colorado	256	273	322	387	434	451	454	468	435
New Mexico	101	112	143	185	192	195	178	182	163
Arizona	138	154	199	267	287	302	289	295	265
Utah	271	308	400	530	567	589	560	571	514
Nevada	112	140	191	248	262	268	249	254	229
Pacific States									
Washington	535	602	692	736	877	922	933	961	923
Oregon	342	414	504	587	668	705	705	698	579
California	759	914	1,186	1,424	1,732	1,900	1,918	1,918	1,726
48 States	474	531	628	737	819	823	788	782	679

1/ These values are based on land-value benchmarks obtained from the Census of Agriculture. For intercensal years, interpolations and extrapolations are made using the indexes in Table 1. For some years, the dollar values show changes that differ from the changes shown in Table 1. 1980 to 1984 values are revised.

Table 3.--Farm real estate: Total value of land and buildings, by State, grouped by farm production region, 1980-85 1/

State	Feb 1, 1980	Feb 1, 1981	Apr 1, 1982	Apr 1, 1983	Apr 1, 1984	Apr 1, 1985
			Million dollars			
Northeast						
Maine	959	1,027	1,074	1,104	1,170	1,335
New Hampshire	547	588	613	634	684	780
Vermont	1,255	1,393	1,385	1,431	1,517	1,730
Massachusetts	1,158	1,226	1,293	1,315	1,415	1,613
Rhode Island	189	212	205	207	214	243
Connecticut	1,170	1,258	1,279	1,328	1,407	1,604
New York	6,768	7,498	7,800	7,762	7,910	7,594
New Jersey	3,006	3,131	3,245	3,140	3,137	3,420
Pennsylvania	13,176	13,955	13,314	13,224	14,282	13,139
Delaware	1,169	1,253	1,179	1,189	1,231	1,084
Maryland	6,154	7,084	6,534	5,727	5,899	5,663
Lake States						
Michigan	12,665	14,695	14,569	13,942	13,942	11,990
Wisconsin	18,674	21,427	21,164	20,257	18,832	15,254
Minnesota	32,906	38,942	38,669	35,416	32,937	25,032
Corn Belt						
Ohio	28,026	29,479	26,064	23,914	22,813	17,794
Indiana	31,298	34,121	30,307	26,726	26,140	20,651
Illinois	58,781	63,014	58,060	52,722	51,667	37,717
Iowa	62,192	67,366	63,659	56,751	50,358	35,754
Missouri	28,232	30,987	29,484	26,707	26,536	20,433
Northern Plains						
North Dakota	16,888	18,007	18,655	17,999	17,999	14,759
South Dakota	13,140	14,706	15,530	15,486	15,021	11,116
Nebraska	30,290	34,773	34,675	33,227	29,117	20,964
Kansas	28,352	29,898	30,332	29,028	27,983	22,386
Appalachian						
Virginia	10,074	10,956	10,740	11,025	10,803	10,587
West Virginia	2,810	3,064	3,108	2,752	2,536	2,105
North Carolina	14,262	15,276	14,397	14,454	15,177	13,659
Kentucky	14,250	15,082	15,341	15,211	14,602	13,142
Tennessee	13,274	14,445	15,936	13,588	13,995	13,156
Southeast						
South Carolina	5,760	6,123	5,880	5,487	5,192	5,036
Georgia	13,440	14,080	12,964	12,727	12,291	11,676
Florida	18,505	20,658	19,886	20,488	20,898	19,853
Alabama	9,516	10,829	10,443	9,582	9,309	8,844
Delta States						
Mississippi	11,957	15,096	14,224	12,784	13,330	11,863
Arkansas	15,147	17,213	17,755	15,746	15,023	13,671
Louisiana	12,686	14,685	14,423	13,645	13,645	12,690
Southern Plains						
Oklahoma	21,244	23,154	24,288	23,417	23,067	18,684
Texas	60,255	64,397	73,951	74,528	81,117	89,229
Mountain States						
Montana	14,546	15,487	16,666	15,877	16,141	13,559
Idaho	10,610	11,610	12,501	12,129	11,966	11,009
Wyoming	5,635	6,300	6,755	6,755	6,851	6,166
Colorado	13,932	15,407	15,875	15,799	16,180	15,047
New Mexico	8,658	8,986	8,970	8,188	8,315	7,484
Arizona	10,173	10,849	11,325	10,838	11,054	9,949
Utah	6,572	6,917	7,127	6,720	6,740	6,066
Nevada	2,230	2,332	2,385	2,216	2,260	2,034
Pacific States						
Washington	11,997	14,382	15,121	15,208	15,472	14,853
Oregon	10,625	12,091	12,690	12,690	12,563	10,427
California	48,131	58,195	63,460	63,678	63,294	56,965
48 States	763,285	843,657	843,304	804,765	794,034	689,807

1/ 1980 to 1984 values are revised.

Table 4.--Farm buildings: Total value of farm buildings, by State, grouped by farm production region, 1980-85 1/

State	Feb 1, 1980	Feb 1, 1981	Apr 1, 1982	Apr 1, 1983	Apr 1, 1984	Apr 1, 1985
			Million dollars			
Northeast						
Maine	344	365	378	385	404	456
New Hampshire	173	184	190	194	208	234
Vermont	399	439	432	442	463	523
Massachusetts	450	472	493	496	529	597
Rhode Island	45	50	48	48	49	55
Connecticut	370	394	396	407	427	482
New York	2,193	2,405	2,477	2,440	2,462	2,340
New Jersey	700	722	741	710	702	758
Pennsylvania	3,663	3,841	3,628	3,567	3,814	3,474
Delaware	216	230	214	213	219	191
Maryland	1,268	1,445	1,319	1,145	1,167	1,109
Lake States						
Michigan	2,862	3,288	3,227	3,057	3,027	2,577
Wisconsin	5,397	6,131	5,995	5,680	5,228	4,192
Minnesota	5,035	5,899	5,799	5,258	4,841	3,642
Corn Belt						
Ohio	4,512	4,699	4,112	3,736	3,528	2,724
Indiana	4,257	4,594	4,040	3,527	3,415	2,671
Illinois	4,820	5,116	4,666	4,195	4,070	2,941
Iowa	6,779	7,269	6,801	6,002	5,273	3,706
Missouri	4,150	4,510	4,248	3,809	3,747	2,856
Northern Plains						
North Dakota	1,740	1,836	1,883	1,799	1,781	1,446
South Dakota	1,459	1,616	1,690	1,668	1,602	1,173
Nebraska	2,544	2,892	2,855	2,708	2,349	1,675
Kansas	2,864	2,989	3,003	2,845	2,715	2,150
Appalachian						
Virginia	2,196	2,365	2,295	2,332	2,262	2,195
West Virginia	697	752	756	662	604	496
North Carolina	3,038	3,221	3,005	2,987	3,105	2,767
Kentucky	3,064	3,210	3,233	3,173	3,016	2,687
Tennessee	3,053	3,289	3,141	3,032	3,092	2,877
Southeast						
South Carolina	1,042	1,097	1,043	964	903	867
Georgia	2,164	2,244	2,046	1,988	1,901	1,788
Florida	1,721	1,902	1,813	1,849	1,867	1,756
Alabama	1,903	2,144	2,047	1,859	1,788	1,682
Delta States						
Mississippi	1,758	2,197	2,049	1,823	1,882	1,658
Arkansas	2,136	2,403	2,454	2,154	2,035	1,833
Louisiana	1,484	1,701	1,654	1,549	1,534	1,412
Southern Plains						
Oklahoma	2,507	2,705	2,809	2,681	2,615	2,097
Texas	5,423	5,738	6,523	6,508	7,013	7,637
Mountain States						
Montana	1,236	1,303	1,388	1,309	1,318	1,096
Idaho	1,432	1,552	1,654	1,589	1,552	1,413
Wyoming	535	592	629	623	625	557
Colorado	1,588	1,739	1,774	1,748	1,772	1,631
New Mexico	866	890	879	794	799	712
Arizona	824	870	899	852	860	766
Utah	927	966	985	919	913	813
Nevada	274	284	287	264	267	238
Pacific States						
Washington	2,003	2,378	2,475	2,464	2,482	2,359
Oregon	1,902	2,143	2,226	2,204	2,160	1,775
California	5,294	6,337	6,842	6,796	6,688	5,959
48 States	105,307	115,405	113,540	107,458	105,071	91,045

1/ 1980-1984 values are revised.

Table 5.--Average value of land and buildings per farm, by State, grouped by farm production region, 1980-85 1/

State	Feb 1, 1980	Feb 1, 1981	Apr 1, 1982	Apr 1, 1983	Apr 1, 1984	Apr 1, 1985
			Dollars			
Northeast						
Maine	115,600	126,800	136,000	136,400	146,300	166,800
New Hampshire	160,900	172,800	180,400	186,500	195,600	222,900
Vermont	162,900	169,900	184,700	190,900	207,800	236,900
Massachusetts	186,700	201,000	212,000	215,600	232,000	264,400
Rhode Island	220,000	258,100	255,800	258,800	284,800	324,600
Connecticut	278,500	292,700	297,400	308,700	327,200	373,000
New York	144,000	159,500	162,500	158,400	164,800	158,200
New Jersey	319,800	329,600	341,500	330,500	333,700	363,700
Pennsylvania	212,500	228,800	221,900	224,100	246,200	226,500
Delaware	333,900	358,000	337,000	339,700	342,000	300,900
Maryland	351,700	389,200	363,000	318,100	331,400	318,100
Lake States						
Michigan	194,900	226,100	227,600	217,800	221,300	190,300
Wisconsin	200,800	232,900	235,200	230,200	219,000	177,300
Minnesota	316,400	374,400	375,400	347,200	326,100	247,800
Corn Belt						
Ohio	295,000	313,600	280,300	259,900	253,500	197,700
Indiana	359,800	392,200	356,600	318,200	318,800	251,800
Illinois	549,400	588,900	558,300	527,200	538,200	392,800
Iowa	522,600	570,900	544,100	493,500	445,600	316,400
Missouri	235,300	258,200	249,900	226,300	226,800	174,600
Northern Plains						
North Dakota	422,200	467,700	504,200	493,100	500,000	409,900
South Dakota	341,300	387,000	414,100	418,500	406,000	300,400
Nebraska	466,000	534,900	550,400	535,900	485,300	349,400
Kansas	378,000	398,600	404,400	387,000	378,100	302,500
Appalachian						
Virginia	173,700	185,700	179,000	190,100	189,500	185,700
West Virginia	127,700	138,000	139,400	120,700	115,300	95,600
North Carolina	153,400	169,700	167,400	174,100	192,100	172,800
Kentucky	139,700	146,400	148,900	147,700	144,600	130,100
Tennessee	138,300	152,000	146,700	143,000	147,300	138,400
Southeast						
South Carolina	169,400	185,600	189,700	189,200	185,400	179,900
Georgia	227,800	234,600	227,400	231,400	241,000	228,900
Florida	474,500	516,500	497,100	512,200	522,400	496,300
Alabama	161,300	190,000	189,900	177,400	172,400	163,800
Delta States						
Mississippi	217,400	269,600	268,400	250,700	266,600	237,300
Arkansas	256,700	296,800	311,500	281,200	273,200	248,600
Louisiana	342,900	386,500	384,600	373,800	379,000	352,500
Southern Plains						
Oklahoma	295,100	317,200	332,700	320,800	311,700	252,500
Texas	318,800	340,700	393,400	398,500	433,800	477,200
Mountain States						
Montana	611,200	648,000	694,400	661,500	672,600	564,900
Idaho	434,800	477,800	506,100	495,000	486,400	447,500
Wyoming	619,200	677,400	742,300	734,200	752,800	677,500
Colorado	525,700	570,600	577,300	585,200	599,200	557,300
New Mexico	641,300	641,800	640,700	584,900	594,000	534,600
Arizona	1,356,400	1,390,800	1,415,600	1,321,600	1,331,800	1,198,700
Utah	486,800	501,300	509,100	480,000	481,400	433,300
Nevada	768,800	752,200	822,500	820,800	837,200	753,400
Pacific States						
Washington	315,700	364,100	387,700	400,200	407,200	390,900
Oregon	303,600	331,300	343,000	338,400	339,500	281,800
California	594,200	701,100	773,900	796,000	811,500	730,300
48 States	314,400	347,300	352,000	340,300	341,200	296,400

1/ 1980 to 1984 values are revised.

Table 6.--California: Market value per acre of orchards, vineyards, and groves, by region, April 1, 1983-85 1/

Specialty crop	Central Coast			Sacramento Valley			San Joaquin Valley			Southern California		
	1983	1984	1985	1983	1984	1985	1983	1984	1985	1983	1984	1985
English walnuts				7,990 ±710	7,420 ±1,090	5,980 ±860	8,380 ±1,160	7,840 ±1,240	5,970 ±870			
Almonds				7,080 ±760	5,880 ±680	4,560 ±630	7,390 ±910	6,520 ±930	5,630 ±700			
Peaches				--	--	4,840 ±850	7,410 ±970	6,850 ±1,170	5,870 ±760			
Apricots							7,340 ±1,220	6,990 ±1,000	5,080 ±930			
Prunes				5,690 ±750	5,330 ±560	4,600 ±720	--	--	4,860 ±700			
Plums							8,770 ±1,020	8,030 ±1,330	5,940 ±780			
Avocados										17,030 ±3,130	16,905 ±4,860	13,970 ±2,860
Olives							6,450 ±1,030	6,930 ±800	5,230 ±670			
Nectarines							8,500 ±1,070	7,470 ±1,110	6,090 ±840			
Vineyards												
Raisin varieties							9,460 ±1,030	6,580 ±1,010	4,520 ±450			
Wine varieties	15,230 --	16,640 --	14,790 ±3,990				8,060 ±1,330	6,380 ±920	4,680 ±750			
Table varieties							9,920 ±1,430	7,810 ±1,430	5,550 ±1,100			
Citrus												
Valencia oranges							7,830 ±890	7,900 ±770	8,010 ±780	11,110 ±1,790	11,880 ±1,890	11,460 ±2,450
Navel oranges							7,510 ±1,030	8,070 ±720	7,880 ±780	10,100 ±1,940	11,180 --	11,810 ±1,530
Lemons							6,850 ±910	6,610 ±980	5,540 ±490	13,860 ±2,590	13,020 ±2,190	13,020 ±3,420
Grapefruit										--	--	9,840 ±1,440
Cherries									6,590 ±1,060			
Apples									5,810 ±880			
Pistachios									8,490 ±1,540			
Kiwi									10,340 ±3,320			

1/ Refer to figure 4. Excluding nonbearing acreage and farm buildings. Survey is sent to reporters of the California office of the Statistical Reporting Service. For each commodity a mean and standard deviation were calculated from the survey sample. Then observations were dropped from the survey if they did not fall within the range of plus or minus one standard deviation from the mean. (Assuming the observations are normally distributed 2/3 of them fall within the acceptable range.) The retained observations made up the samples that were used to calculate the means and standard deviations that are shown in the table.

-- = Data not available.

Table 7--Farms rented for cash: Gross cash rent per acre and ratio of rent to value, selected States, March 1, 1981, and April 1, 1982-85 1/

State	Rent per acre					Ratio of rent to value				
	1981	1982	1983	1984	1985	1981	1982	1983	1984	1985
	Dollars					Percent				
Northeast										
New Jersey	37.40	44.10	51.50	54.60	41.68	1.5	1.8	2.1	1.4	1.3
Pennsylvania 2/	35.20	37.60	39.30	38.82	35.83	2.4	2.5	2.8	2.2	2.3
Delaware	57.10	57.50	57.30	66.22	63.26	3.0	3.5	3.5	3.8	3.6
Maryland	43.60	47.40	52.70	57.15	57.51	2.5	2.6	2.9	3.0	2.4
Lake States										
Michigan 3/	51.00	50.20	51.70	47.72	46.05	4.2	4.2	4.6	4.5	5.1
Wisconsin	49.10	53.30	56.60	56.14	53.24	5.2	5.3	5.2	5.3	6.5
Minnesota 4/	63.30	68.30	68.10	64.15	60.04	4.8	4.9	5.5	6.3	7.6
Corn Belt										
Ohio	78.60	80.80	77.80	71.78	72.18	4.2	4.7	5.3	4.9	6.1
Indiana	101.00	98.70	94.80	93.60	92.70	5.1	5.4	5.8	6.1	7.1
Illinois	105.80	112.80	111.40	119.95	103.78	4.4	5.0	5.6	5.9	7.1
Iowa	101.80	106.10	105.60	109.17	98.40	4.7	5.0	5.7	6.6	8.5
Missouri	52.90	52.70	49.60	52.53	46.62	5.9	5.8	6.4	6.9	8.0
Northern Plains										
North Dakota	25.50	27.30	26.90	27.36	25.68	5.9	5.8	6.3	6.5	7.4
South Dakota	20.90	21.30	22.90	21.66	20.35	5.8	5.7	6.3	6.9	8.4
Appalachian										
Virginia	31.10	36.60	33.80	33.33	29.42	3.7	3.7	3.4	3.5	2.8
North Carolina	37.80	39.40	40.60	39.57	45.82	4.1	3.9	4.0	3.1	3.7
Kentucky	48.00	52.30	49.70	47.11	42.04	5.0	5.0	5.0	4.6	4.7
Tennessee	43.80	45.00	40.50	44.21	35.41	5.0	5.0	4.8	5.1	4.1
Southeast										
South Carolina	27.00	25.80	24.60	26.33	24.74	3.7	3.5	3.4	2.9	3.2
Georgia	32.60	29.90	30.60	28.90	28.32	4.4	4.1	4.2	3.7	4.5
Alabama	29.00	30.10	30.60	24.32	27.06	4.2	4.0	4.3	4.1	4.3
Delta States										
Mississippi	37.00	39.10	34.70	35.34	37.23	4.5	4.5	4.3	4.3	4.9
Arkansas	40.80	45.40	40.90	35.82	--	4.6	4.3	4.2	4.5	--

1/ 1981-83 estimates based on data from crop reporters, Statistical Reporting Service, USDA. For 1984-1985, estimates are based on surveys by the Economic Research Service, USDA, and may not be comparable with earlier estimates. 2/ Estimates omit crop district (c.d.) no. 3. 3/ Estimates omit c.d.'s 1, 2, 3, and 4. 4/ Estimates omit c.d.'s 2 and 3.

Table 8--Cropland rented for cash: Gross cash rent per acre and ratio of rent to value, selected States, March 1, 1981 and April 1, 1982-85 1/

State	Rent per acre					Ratio of rent to value				
	1981	1982	1983	1984	1985	1981	1982	1983	1984	1985
	Dollars					Percent				
Northeast										
Vermont	28.00	25.60	24.10	31.32	28.25	3.7	3.6	3.2	3.8	4.1
Massachusetts	35.00	32.10	37.00	36.07	--	2.4	2.1	2.7	1.6	--
New York 2/	35.20	34.20	33.40	35.79	34.78	6.5	6.5	7.0	5.4	5.0
New Jersey	40.30	48.90	51.30	48.43	43.18	1.6	2.0	2.1	1.2	1.1
Pennsylvania 3/	37.50	39.50	38.80	38.01	42.98	2.3	2.5	2.5	2.1	2.5
Delaware	59.30	60.50	59.10	66.90	66.77	3.4	3.6	3.6	3.8	3.8
Maryland	46.70	51.00	50.50	58.33	63.62	2.2	2.6	2.7	2.8	2.7
Lake States										
Michigan4	51.90	55.40	57.30	54.14	51.09	4.2	4.4	4.9	3.7	5.5
Wisconsin	55.70	58.10	57.00	58.26	53.08	5.2	5.1	5.2	5.8	6.3
Minnesota 5/	68.80	72.40	71.30	68.43	62.19	4.8	5.1	5.6	6.5	7.8
Corn Belt										
Ohio	87.70	88.40	89.10	79.96	72.64	4.3	4.9	5.8	5.2	5.4
Indiana	108.30	104.90	100.20	103.13	95.70	5.1	5.3	6.0	6.0	7.3
Illinois	113.80	119.40	116.30	119.30	110.07	4.5	5.0	5.6	5.8	7.2
Iowa	113.60	118.80	117.10	117.30	102.65	4.8	5.2	6.0	6.8	8.4
Missouri	68.80	70.00	68.60	67.05	56.54	6.1	6.3	7.3	7.3	8.5
Northern Plains										
North Dakota	31.60	32.90	32.60	32.42	31.74	6.1	6.1	6.5	6.7	7.6
South Dakota	29.50	31.10	31.70	30.77	29.35	5.9	5.9	6.5	7.0	8.3
Nebraska (Nonirr)	48.20	52.10	53.40	56.87	47.10	5.7	5.9	6.6	8.0	8.6
(Irrigated)	109.00	111.00	105.50	113.80	92.53	6.5	6.8	7.1	8.4	9.6
Kansas (Nonirr)	31.70	34.00	34.00	34.10	32.38	4.9	5.2	5.6	5.9	7.2
(Irrigated)	64.00	62.80	62.50	63.52	61.50	6.9	6.9	7.5	7.2	8.7
Appalachian										
Virginia	41.10	42.00	39.00	36.75	37.63	4.3	3.6	3.6	3.5	3.0
North Carolina	44.40	48.30	45.30	43.56	41.44	4.1	4.0	3.8	3.1	2.0
Kentucky	62.30	64.00	62.50	55.80	50.67	5.6	5.1	5.5	4.8	5.2
Tennessee	50.90	54.60	47.90	50.66	45.76	5.4	5.5	5.3	5.1	4.8
Southeast										
South Carolina	29.20	27.80	28.30	27.93	27.00	3.8	3.4	3.7	3.0	3.5
Georgia	35.20	33.10	34.90	32.68	30.32	4.4	4.1	4.5	3.9	4.3
Alabama	35.30	36.10	37.80	30.45	29.49	4.6	4.4	4.7	4.4	4.7
Delta States										
Mississippi	44.90	46.10	42.80	43.75	40.96	4.7	4.7	4.7	4.9	5.2
Arkansas	47.90	50.70	46.60	49.50	50.97	4.4	4.4	4.4	5.5	6.4
Southern Plains										
Oklahoma(Nonirr)6/	29.90	32.30	30.90	27.76	28.52	3.7	4.0	4.0	3.5	4.2
(Irrigated)		51.60	50.30	51.42	39.60		5.3	5.7	4.7	5.0
Texas (Nonirr) 7/	22.50	25.20	24.40	22.62	21.32	3.5	3.3	3.2	2.5	1.9
(Irrigated)	54.80	54.50	52.20	50.73	43.61	6.0	5.8	5.4	5.0	4.6

1/ 1981-83 estimates based on data from crop reporters, Statistical Reporting Service, USDA. For 1984-1985, estimates are based on surveys by the Economic Research Service, USDA, and may not be comparable with earlier estimates. 2/ Estimates omit crop district (c.d.) numbers 3 and 9a. 3/ Estimates omit c.d. 3. 4/ Estimates omit c.d. 1, 2, and 3. 5/ Estimates omit 2 and 3. 6/ Estimates omit c.d. 99. 7/ Estimates omit c.d. 60.

Table 9--Pasture rented for cash: Gross cash rent per acre and ratio of rent to value, selected States, March 1, 1981 and April 1, 1982-85 1/

State	Rent per acre					Ratio of rent to value				
	1981	1982	1983	1984	1985	1981	1982	1983	1984	1985
	Dollars					Percent				
Northeast										
Vermont	12.00	11.60	13.20	14.08	16.96	3.3	2.7	3.3	2.8	3.8
Pennsylvania	14.90	16.50	17.50	15.97	19.67	1.7	1.9	2.1	1.4	2.2
Lake States										
Wisconsin	22.70	23.60	24.30	25.73	23.20	4.8	4.8	4.7	5.5	5.9
Minnesota 2/	20.40	22.10	20.90	23.42	19.13	4.4	3.9	3.8	5.9	5.4
Corn Belt										
Ohio	27.30	28.10	25.40	22.50	25.87	3.1	3.4	3.1	2.9	4.2
Indiana	36.60	34.20	32.80	34.43	36.52	3.8	3.4	3.7	3.8	5.5
Illinois	35.20	33.70	42.70	39.25	34.26	3.4	3.4	4.7	4.8	5.8
Iowa	39.40	44.10	42.20	40.95	35.95	4.4	4.5	4.7	6.0	7.6
Missouri	27.70	26.30	26.20	22.23	18.89	4.8	4.4	4.9	3.8	4.9
Northern Plain										
North Dakota	9.10	9.20	8.70	9.86	9.00	4.3	4.4	4.4	5.1	5.6
South Dakota	10.00	9.50	9.30	8.83	8.11	5.2	5.0	5.5	5.5	7.3
Nebraska	12.90	12.60	12.90	13.05	12.38	5.1	4.7	5.1	6.1	8.5
Kansas	12.60	12.80	13.30	13.60	13.08	3.4	3.4	3.8	3.8	4.5
Appalachian										
Virginia	20.80	17.70	18.20	24.26	22.28	2.7	2.3	2.5	3.1	2.5
North Carolina	19.70	21.00	20.20	24.96	21.40	2.6	2.6	2.4	1.9	2.0
Kentucky	27.50	28.20	27.60	27.91	27.75	3.8	3.9	3.7	3.3	3.8
Tennessee	24.40	24.70	23.50	21.01	23.25	3.5	3.4	3.2	4.4	3.9
Southeast										
South Carolina	20.50	17.00	16.20	19.18	16.96	3.4	2.7	2.7	2.7	2.7
Georgia	20.00	19.60	19.80	21.00	21.03	3.0	3.0	3.1	2.9	3.2
Alabama	17.10	17.40	17.40	16.43	16.61	3.1	3.0	3.2	2.8	3.7
Delta States										
Mississippi	15.40	15.70	15.70	17.85	19.12	2.9	2.9	2.8	3.0	3.2
Arkansas	18.00	15.80	14.80	17.93	--	3.4	2.4	2.3	2.9	--
Southern Plain										
Oklahoma 3/	10.90	11.60	11.00	10.07	11.98	2.4	2.4	2.4	1.9	2.6
Texas 4/	6.90	7.90	8.60	8.05	8.26	1.6	1.5	1.6	1.2	0.9

1/ 1981-83 estimates based on data from crop reporters, Statistical Reporting Service, USDA. For 1984-1985, estimates are based on surveys by the Economic Research Service, USDA, and may not be comparable with earlier estimates. 2/ Estimates omit c.d.'s 2 and 3. 3/ Estimates omit c.d. 99. 4/ Estimates omit c.d.'s 60, 82, and 97.

Table 10.--Farm real estate buyers: Percentage of purchases, acres, and value by type of buyer, years ending March 1, 1983-85 1/

Region	Buyer											
	Tenant			Owner-operator 2/			Retired farmer			Nonfarmer		
	1983	1984	1985	1983	1984	1985	1983	1984	1985	1983	1984	1985
	Percentage of purchases											
Northeast	8	13	13	58	53	56	1	1	1	33	33	29
Lake States	11	12	13	75	72	70	1	1	1	14	14	16
Corn Belt	14	13	12	67	65	62	2	2	2	18	20	23
Northern Plains	13	12	12	76	75	77	1	1	1	10	12	10
Appalachian	13	10	11	56	54	54	1	2	2	30	34	34
Southeast	7	8	9	62	57	54	1	1	*	30	35	37
Delta	8	13	16	54	56	50	1	1	1	37	30	33
Southern Plains	12	13	14	51	55	57	2	1	1	34	32	28
Mountain	12	11	9	60	71	67	2	1	2	27	17	21
Pacific	9	11	4	63	63	72	*	1	1	28	25	23
48 States	12	12	12	64	63	63	1	1	1	23	24	24
	Percentage of acres											
Northeast	11	16	15	59	54	55	*	*	2	30	29	28
Lake States	10	13	15	77	73	70	1	1	1	12	12	14
Corn Belt	14	12	12	66	63	61	1	1	2	20	24	25
Northern Plains	11	10	13	80	76	75	1	2	1	9	12	12
Appalachian	12	8	10	57	55	53	*	2	1	31	35	36
Southeast	6	6	8	71	64	62	*	*	*	23	30	30
Delta	8	7	13	52	47	61	*	1	1	40	46	26
Southern Plains	7	9	10	58	61	58	2	*	1	34	30	31
Mountain	4	8	3	65	78	60	*	*	1	31	14	36
Pacific	10	10	2	70	68	64	*	*	2	19	21	32
48 States	9	10	8	67	68	63	1	1	1	23	22	28
	Percentage of value											
Northeast	9	13	11	51	53	58	*	*	2	39	34	29
Lake States	9	13	14	79	75	73	1	1	1	11	12	11
Corn Belt	13	12	13	67	66	62	1	1	2	19	21	23
Northern Plains	10	10	11	78	77	76	1	1	1	11	12	11
Appalachian	12	8	10	59	57	50	*	1	2	29	33	38
Southeast	5	7	7	73	63	63	*	*	*	21	30	29
Delta	8	7	14	49	46	63	*	1	*	44	46	23
Southern Plains	7	9	12	57	58	55	2	1	1	35	33	32
Mountain	5	6	5	58	73	56	1	1	1	37	21	38
Pacific	9	12	2	66	69	70	*	1	1	25	19	26
48 States	9	10	9	66	65	63	1	1	1	24	24	27

1/ Percentages may not add to 100 because of rounding. 2/ Includes part and full-owner operators.
* = Less than 0.5 percent.

Table 11.--Farm real estate transfers Average acres per sale and price per acre by probable use of property 5 years after purchase, by region and 48 States, years ending March 1, 1984 and 1985

Region	Agr'l only		Forestry		Recreation		Rural residence		Sub-division		Commercial/ industrial		All uses	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
Northeast														
Acres per sale	149	132	115	--	--	121	72	97	137	166	--	--	143	132
Price per acre	1,051	1,093	367	--	--	904	1,093	1,672	2,009	1,975	--	--	1,080	1,176
Lake States														
Acres per sale	154	134	101	96	72	120	41	59	--	--	--	--	147	129
Price per acre	1,143	985	454	380	472	384	1,336	786	--	--	--	--	1,125	950
Corn Belt														
Acres per sale	135	124	122	186	161	135	98	74	74	115	--	--	133	127
Price per acre	1,405	1,153	634	418	713	536	1,037	1,113	1,417	1,420	--	--	1,361	1,091
Northern Plains														
Acres per sale	269	303	--	--	--	--	395	--	--	--	--	--	270	297
Price per acre	511	388	--	--	--	--	210	--	--	--	--	--	508	390
Appalachian														
Acres per sale	115	115	157	114	230	70	76	79	87	133	124	176	112	110
Price per acre	1,159	915	428	479	639	735	1,321	1,402	1,699	1,743	1,518	1,354	1,118	957
Southeast														
Acres per sale	173	194	276	345	--	--	135	80	145	102	--	244	181	210
Price per acre	1,162	972	582	491	--	--	1,024	1,071	3,260	1,641	--	1,065	1,133	845
Delta														
Acres per sale	266	183	96	185	--	--	34	49	141	--	--	--	224	164
Price per acre	1,108	935	532	420	--	--	1,357	1,171	1,224	--	--	--	1,083	885
Southern Plains														
Acres per sale	337	305	--	--	752	377	121	137	267	1,002	--	164	340	324
Price per acre	587	539	--	--	742	961	944	1,571	1,303	435	--	790	649	595
Mountain														
Acres per sale	1,018	1,271	--	--	--	5,175	1,099	1,812	323	1,090	--	--	1,009	1,380
Price per acre	365	260	--	--	--	183	631	225	700	641	--	--	391	272
Pacific														
Acres per sale	237	251	--	--	--	--	79	105	--	--	--	--	225	245
Price per acre	2,472	1,780	--	--	--	--	1,832	2,000	--	--	--	--	2,453	1,750
48 States														
Acres per sale	238	254	187	218	449	626	150	183	163	423	185	215	232	259
Price per acre	881	666	557	497	584	350	877	714	1,580	866	1,584	1,218	879	657

-- = Less than 10 sales

Table 12.--Credit-financed farmland transfers: Percentage of farm real estate transfers on which debt was incurred, by region, years ending March 1, 1945-85

Year	North-east	Lake States	Corn Belt	Northern Plains	Appa-lachian	South-east	Delta States	Southern Plains	Moun-tain	Pacific	U.S.
					Percent						
1945	51	53	46	45	31	40	37	49	43	41	44
1950	65	66	57	48	47	56	52	58	59	65	58
1955	70	75	65	53	54	60	62	59	68	74	64
1960	71	77	71	60	53	65	65	60	74	74	67
1965	75	83	77	67	66	58	66	68	80	80	73
1970	81	83	79	81	66	74	75	72	83	83	78
1975	87	91	89	88	86	88	83	87	87	86	88
1976	90	90	88	88	84	84	83	81	90	87	87
1977	85	94	91	89	86	85	81	87	88	89	88
1978	90	93	91	90	85	87	85	86	88	89	89
1979	91	95	93	92	87	86	85	87	91	92	90
1980	93	95	93	94	88	86	87	88	93	92	91
1981	89	95	93	93	86	86	85	88	88	91	90
1982	88	94	91	91	83	88	83	85	89	92	89
1983	86	91	85	85	80	82	85	80	84	88	84
1984	84	90	85	85	78	82	82	81	88	89	84
1985	85	87	77	78	81	82	83	81	85	86	82

Table 13.--Credit-financed farmland transfers. Percentage of credit volume extended, by type of lender, and region, years ending March 1, 1979-85

Regions and type of lender	1979	1980	1981	1982	1983	1984	1985
				Percent			
Northeast							
Sellers	23	35	38	38	29	29	32
Commercial banks	13	10	6	6	9	16	17
Insurance companies	3	1	--	--	1	1	0
Federal land banks	32	33	34	35	39	27	23
Others	29	21	22	21	22	27	27
Total	100	100	100	100	100	100	100
Lakes States							
Sellers	56	55	59	60	44	44	49
Commercial banks	5	3	2	4	6	10	12
Insurance companies	4	3	1	1	1	3	1
Federal land banks	20	28	28	25	38	32	24
Others	15	11	10	10	11	11	15
Total	100	100	100	100	100	100	100
Corn Belt							
Sellers	31	34	38	37	37	32	27
Commercial banks	6	3	4	4	10	15	16
Insurance companies	8	8	4	5	5	4	8
Federal land banks	42	42	44	44	37	36	33
Others	14	12	10	10	10	13	16
Total	100	100	100	100	100	100	100
Northern Plains							
Sellers	41	41	44	35	32	27	25
Commercial banks	3	2	3	4	4	7	14
Insurance companies	5	4	3	3	2	4	4
Federal land banks	31	36	34	39	42	43	39
Others	20	16	16	19	21	20	19
Total	100	100	100	100	100	100	100
Appalachian							
Sellers	23	24	21	27	17	17	26
Commercial banks	11	10	9	12	20	27	25
Insurance companies	4	3	2	2	4	1	1
Federal land banks	37	38	42	38	33	33	25
Others	25	24	26	21	26	24	23
Total	100	100	100	100	100	100	100
Southeast							
Sellers	31	25	25	14	17	24	22
Commercial banks	5	4	3	5	19	9	10
Insurance companies	8	7	1	3	1	7	1
Federal land banks	34	47	46	63	50	41	43
Others	22	17	25	15	12	20	23
Total	100	100	100	100	100	100	100
Delta States							
Sellers	18	19	20	15	13	19	15
Commercial banks	9	5	6	5	15	14	18
Insurance companies	24	15	3	15	3	3	9
Federal land banks	30	37	47	44	42	38	29
Others	20	24	24	21	26	27	30
Total	100	100	100	100	100	100	100
Southern Plains							
Sellers	38	30	43	43	31	23	24
Commercial banks	6	4	7	5	9	13	11
Insurance companies	8	17	6	1	9	3	3
Federal land banks	28	21	29	34	27	37	35
Others	20	28	15	17	25	23	28
Total	100	100	100	100	100	100	100
Mountain							
Sellers	40	60	46	56	41	22	50
Commercial banks	1	1	1	1	2	3	3
Insurance companies	25	8	9	5	7	18	1
Federal land banks	20	19	35	27	35	37	29
Others	14	12	9	10	15	20	17
Total	100	100	100	100	100	100	100
Pacific							
Sellers	58	54	49	56	52	30	39
Commercial banks	4	2	4	1	2	6	7
Insurance companies	14	3	10	6	1	17	5
Federal land banks	16	29	31	26	31	38	32
Others	8	13	6	11	13	9	17
Total	100	100	100	100	100	100	100
48 States							
Sellers	36	38	40	41	33	28	33
Commercial banks	6	4	4	4	9	11	13
Insurance companies	10	7	4	4	4	7	3
Federal land banks	31	34	37	37	37	36	31
Others	17	17	15	14	16	18	20
Total	100	100	100	100	100	100	100

-- = Data not available.

Table 14.--Credit-financed farmland transfers Ratio of debt to purchase price, by region, March 1, 1945-85

Year	North-east	Lake States	Corn Belt	Northern Plains	Appa-lachian	South-east	Delta States	Southern Plains	Moun-tain	Pacific	U.S.
					Percent						
1945	60	60	53	56	58	61	62	54	58	57	57
1950	61	60	50	51	56	57	64	57	62	60	57
1955	62	61	52	57	59	66	66	55	64	61	59
1960	64	66	60	64	65	68	67	65	73	70	65
1965	70	74	69	71	71	74	76	71	75	72	72
1970	71	78	72	74	72	61	82	73	70	77	73
1975	76	77	76	78	78	83	74	77	74	74	76
1976	76	78	76	74	78	80	68	75	73	76	76
1977	77	79	77	80	78	80	76	75	75	75	77
1978	76	78	76	81	81	82	80	72	70	73	76
1979	80	81	80	82	81	82	80	78	77	72	79
1980	80	82	79	83	81	79	87	68	75	71	78
1981	78	83	79	81	83	80	80	80	69	73	78
1982	77	82	78	81	78	78	82	76	74	70	77
1983	76	81	76	80	78	79	80	76	69	71	76
1984	80	81	78	76	80	76	87	76	73	73	77
1985	78	81	76	77	78	79	87	79	72	69	76

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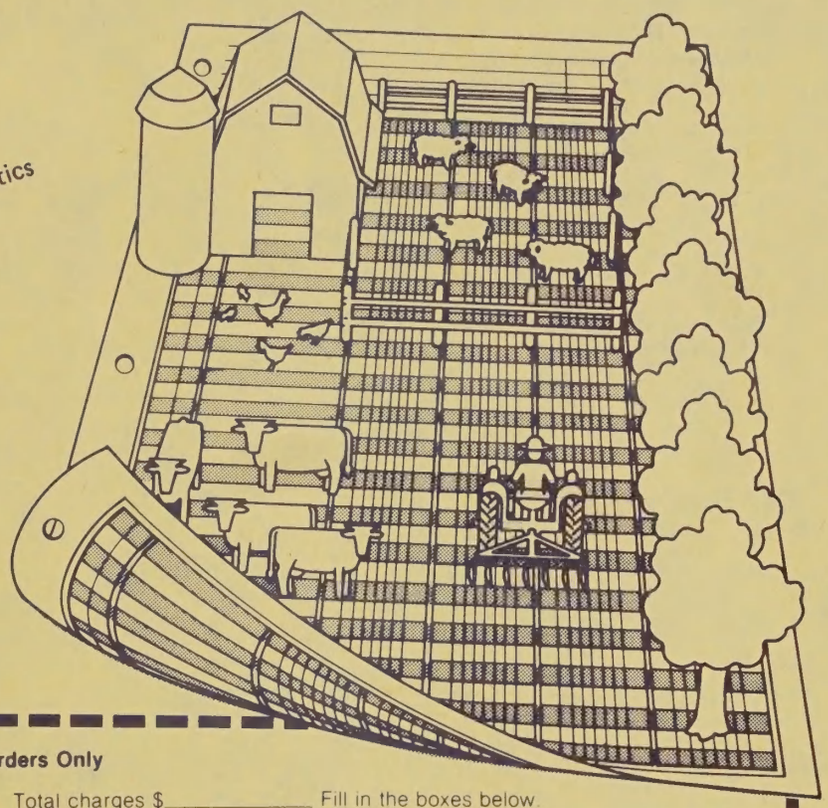

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